

Fill in this information to identify your case:

United States Bankruptcy Court for the:

NORTHERN DISTRICT OF GEORGIA

Case number (if known) Chapter 11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/24

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Promenade North LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 92-3071851

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

410 Peachtree Parkway - Suite 4245  
Cumming, GA 30041

Number, Street, City, State & ZIP Code

Forsyth

County

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

10930 Crabapple Road Roswell, GA 30075

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify:

Debtor **Promenade North LLC** Case number (if known) \_\_\_\_\_  
Name

**7. Describe debtor's business**

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. Check **all** that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 4/01/25 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

- ☒ No
- ☐ Yes.

Debtor **Promenade North LLC** Case number (if known) \_\_\_\_\_  
Name

List all cases. If more than 1, attach a separate list

Debtor Relationship  
 District \_\_\_\_\_ When \_\_\_\_\_ Case number, if known \_\_\_\_\_

**11. Why is the case filed in this district?** *Check all that apply:*

☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

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**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** *(Check all that apply.)*

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
 What is the hazard? \_\_\_\_\_

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other \_\_\_\_\_

**Where is the property?** \_\_\_\_\_  
 Number, Street, City, State & ZIP Code

**Is the property insured?**

☐ No

☐ Yes. Insurance agency \_\_\_\_\_  
 Contact name \_\_\_\_\_  
 Phone \_\_\_\_\_

**Statistical and administrative information**

**13. Debtor's estimation of available funds** *Check one:*

☒ Funds will be available for distribution to unsecured creditors.

☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

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**14. Estimated number of creditors**

<input checked="" type="checkbox"/> 1-49	<input type="checkbox"/> 1,000-5,000	<input type="checkbox"/> 25,001-50,000
<input type="checkbox"/> 50-99	<input type="checkbox"/> 5001-10,000	<input type="checkbox"/> 50,001-100,000
<input type="checkbox"/> 100-199	<input type="checkbox"/> 10,001-25,000	<input type="checkbox"/> More than 100,000
<input type="checkbox"/> 200-999		

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**15. Estimated Assets**

<input type="checkbox"/> \$0 - \$50,000	<input type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input checked="" type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

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**16. Estimated liabilities**

<input type="checkbox"/> \$0 - \$50,000	<input type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input checked="" type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor **Promenade North LLC** Case number (if known) \_\_\_\_\_  
Name

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **February 3, 2025**  
MM / DD / YYYY

**X /s/ Hamidou Sacko**  
Signature of authorized representative of debtor  
  
Title **Managing Member**

**Hamidou Sacko**  
Printed name

**18. Signature of attorney**

**X /s/ David L. Bury, Jr.**  
Signature of attorney for debtor

Date **February 3, 2025**  
MM / DD / YYYY

**David L. Bury, Jr. 133066**  
Printed name

**Stone & Baxter, LLP**  
Firm name

**577 Third Street  
Macon, GA 31201**  
Number, Street, City, State & ZIP Code

Contact phone **478-750-9898** Email address **dbury@stoneandbaxter.com**

**133066 GA**  
Bar number and State

**RESOLUTION OF THE SOLE MEMBER AND MANAGING MEMBER  
OF  
PROMENADE NORTH, LLC**

The following action was taken by the Sole Member and Managing Member of Promenade North, LLC (the “**Company**”) by this written consent to said action signed by the Sole Member and Managing Member of the Company, said action to have full force and effect as if adopted at a duly called and held special meeting.

WHEREAS, the undersigned believes that it is in the best interests of the Company for the Company to file a voluntary petition under Chapter 11 of the Bankruptcy Code in the U.S. Bankruptcy Court for the Northern District of Georgia.

NOW THEREFORE, IT IS HEREBY RESOLVED,

That the Company file a Petition for Reorganization under Chapter 11 of the Bankruptcy Code in the U.S. Bankruptcy Court for the Northern District of Georgia; and

That **Hamidou Sacko**, on behalf of the Company as its Managing Member, and **Christopher Capehart**, as the Company’s Property Manager and Authorized Party, are each hereby authorized, individually or jointly, to take such actions and to execute such instruments and documents as, in their explicit discretion, may be necessary or desirable in connection with filing, administering, and completing the Chapter 11 case.

Dated: February 02, 2025.

**SOLE MEMBER AND MANAGING MEMBER**

  
HAMIDOU SACKO

**Fill in this information to identify the case:**

Debtor name Promenade North LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF GEORGIA

Case number (if known) \_\_\_\_\_

☐ Check if this is an amended filing

Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule*
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 3, 2025

X /s/ Hamidou Sacko

Signature of individual signing on behalf of debtor

Hamidou Sacko

Printed name

Managing Member

Position or relationship to debtor

**Fill in this information to identify the case:**

Debtor name **Promenade North LLC**  
 United States Bankruptcy Court for the: **NORTHERN DISTRICT OF GEORGIA**  
 Case number (if known): \_\_\_\_\_

☐ Check if this is an amended filing

**Official Form 204**

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Eastside Landscaping 50 Ashley Dr. Oxford, GA 30054		Landscaping				\$12,800.00
First Matter Invest. Partners 3338 Peachtree Rd. - Suite 406 Atlanta, GA 30326		Unsecured Loan				\$215,789.00
One Place Commercial, LLC 11175 Cicero Drive, Suite 100 Alpharetta, GA 30022		Property Management Fees				\$213,000.00

**United States Bankruptcy Court  
Northern District of Georgia**

In re **Promenade North LLC**

Debtor(s)

Case No.  
Chapter

**11**

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
<b>Hamidou Sacko</b> <b>410 Peachtree Pkwy #4245</b> <b>Cumming, GA 30041</b>		<b>100%</b>	<b>Membership</b>

**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP**

I, the **Managing Member** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date **February 3, 2025**

Signature **/s/ Hamidou Sacko**  
**Hamidou Sacko**

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
18 U.S.C. §§ 152 and 3571.*



**United States Bankruptcy Court  
Northern District of Georgia**

In re **Promenade North LLC**

Debtor(s)

Case No.

Chapter

**11**

**VERIFICATION OF CREDITOR MATRIX**

I, the Managing Member of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **February 3, 2025**

**/s/ Hamidou Sacko**

**Hamidou Sacko/Managing Member**

Signer/Title

Aria Timeless Youth Spa, LLC  
5540 Centerview Dr. - Ste. 204  
Raleigh, NC 27606

Banc of California, N.A.  
3 MacArthur Place  
Santa Ana, CA 92707

Carl S. von Mehern  
3355 Pebble Hill Drive  
Marietta, GA 30062

City of Roswell  
38 Hill St. - Suite 210  
Roswell, GA 30075

Eastside Landscaping  
50 Ashley Dr.  
Oxford, GA 30054

EWB Restaurant Group, LLC  
7000 Peachtree Dunwoody Rd.  
Ste. 8-100  
Atlanta, GA 30328

First Matter Invest. Partners  
3338 Peachtree Rd. - Suite 406  
Atlanta, GA 30326

Fulton County Finance Dept.  
141 Pryor St. SW - Suite 7001  
Atlanta, GA 30303

Fulton County Tax Commissioner  
c/o Dr. Arthur E. Ferdinand  
141 Pryor St. SW, #1085  
Atlanta, GA 30303

Georgia Department of Revenue  
Compliance Division-ARCS Bankr  
1800 Century Blvd. NE, #9100  
Atlanta, GA 30345

Georgia Power  
96 Annex  
Atlanta, GA 30396

Globaflo, Inc.  
5318 Cactus Cove Ln.  
Buford, GA 30519

HOA Holdings Group, LLC  
One Glenlake Pkwy. - Ste. 655  
Atlanta, GA 30328

iBorrow Credit, LP  
12100 Wilshire Blvd.  
Suite 510  
Los Angeles, CA 90025

Internal Revenue Service  
Centralized Insolvency Op.  
P.O. Box 7346  
Philadelphia, PA 19101-7346

Jules Yunker  
3985 Steve Reynolds Boulevard  
Building B  
Norcross, GA 30093

Morningbirds Roswell, LLC  
2300 Lakeview Pkwy. Ste. 700  
Alpharetta, GA 30009

OKCAS Group, LLC  
555 N. Point Center East #400  
Alpharetta, GA 30022

One Place Commercial, LLC  
11175 Cicero Drive, Suite 100  
Alpharetta, GA 30022

One Stop Design Studios, LLC  
760 Old Roswell Rd.  
Roswell, GA 30076

Sentry Roofing Services, LLC  
5430 Buford Hwy.  
Norcross, GA 30071

Sisavath, LLC  
10930 Crabapple Rd. - St. 5  
Roswell, GA 30075

SoGlo, LLC  
514 Hollow Ct.  
Woodstock, GA 30189

Travelers Insurance Co.  
P.O. Box 660317  
Dallas, TX 75266-0317

United States Attorney  
c/o Andres H. Sandoval, Esq.  
75 Ted Turner Drive SW #600  
Atlanta, GA 30303-3309

Villagio Galleries, LLC  
44 Milton Ave. - Ste. 223  
Alpharetta, GA 30009

**United States Bankruptcy Court  
Northern District of Georgia**

In re **Promenade North LLC**

Debtor(s)

Case No.  
Chapter

**11**

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **Promenade North LLC** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

**Hamidou Sacko**  
**410 Peachtree Pkwy #4245**  
**Cumming, GA 30041**

☐ None [*Check if applicable*]

**February 3, 2025**

Date

**/s/ David L. Bury, Jr.**

**David L. Bury, Jr. 133066**

Signature of Attorney or Litigant  
Counsel for **Promenade North LLC**  
**Stone & Baxter, LLP**  
**577 Third Street**  
**Macon, GA 31201**  
**478-750-9898 Fax:478-750-9899**  
**dbury@stoneandbaxter.com**